179.0	0006	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	952,100 / 952,100
					USE VALUE:	952,100 / 952,100
					ASSESSED:	952,100 / 952,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAMABHADRAN VINAY
Owner 2:	MURALI ARCHANA
Owner 3:	
Street 1:	48 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KUMAR TARUN & -
Owner 2:	DOLHARE VISHAKHA -
Street 1:	48 BROWNING ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,700 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Wood Shingle Exterior and 2576 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8700.000	475,400		476,700	952,100
Total Card	0.200	475,400		476,700	952,100
Total Parcel	0.200	475,400		476,700	952,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.60 | /Parcel: 369.6

Legal Description

User Acct 121978

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/19/18

!14125!

PREVIOUS ASSESSMENT

Parcel ID 179.0-0006-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	475,100	0	8,700.	476,700	951,800	951,800	Year End Roll	12/18/2019
2019	101	FV	349,200	0	8,700.	476,700	825,900	825,900	Year End Roll	1/3/2019
2018	101	FV	349,200	0	8,700.	401,800	751,000	751,000	Year End Roll	12/20/2017
2017	101	FV	349,200	0	8,700.	367,700	716,900	716,900	Year End Roll	1/3/2017
2016	101	FV	299,000	0	8,700.	313,300	612,300	612,300	Year End	1/4/2016
2015	101	FV	291,900	0	8,700.	272,400	564,300	564,300	Year End Roll	12/11/2014
2014	101	FV	291,900	0	8,700.	252,000	543,900	543,900	Year End Roll	12/16/2013
2013	101	FV	291,900	0	8,700.	239,700	531,600	531,600		12/13/2012

PRINT

Date	Time
12/11/20	04:00:08

LAST REV

Date	Time
10/19/18	08:42:16
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14125

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KUMAR TARUN &,	70356-163		12/8/2017		863,000	No	No		
BASILE ANGELA S	65583-524		6/22/2015		790,000	No	No		
MASCIOLI DAVID	62103-291		6/26/2013	Estate/Div	99	No	No		Angela Macioli Name change bk 62620 pg 27 to
MASCIOLI DAVID	56478-524		2/16/2011	Convenience	1	No	No		
MASCIOLI DAVID	53489-121		9/2/2009	Family	1	No	No		
	17942-270		3/1/1987		239,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2018	876	Redo Bat	30,000	C				
11/5/1999	752	Alterati	36,000					REDO KIT, ENCLOSED
7/5/1995	388		50,000					25X27 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	Meas/Inspect	DGM	D Mann
7/12/2018	MEAS&NOTICE	BS	Barbara S
2/12/2018	SQ Returned	MM	Mary M
5/10/2016	Sales Review	PT	Paul T
12/29/2008	Measured	163	PATRIOT
1/12/2000	Mailer Sent		
1/5/2000	Measured	264	PATRIOT
3/26/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	121978
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8700		Sq. Ft.	Site		0	70.	0.78	7									476,701						476,700	

Total AC/HA: 0.19972 | Total SF/SM: 8700 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 476,701 | Spl Credit | Total: 476,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	15 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21941423
Const Adj.:	1.02469039
Adj $ / SQ:	156.190
Other Features:	135904
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	532933
Depreciation:	57557
Depreciated Total:	475376

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	5	Baths:	3	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

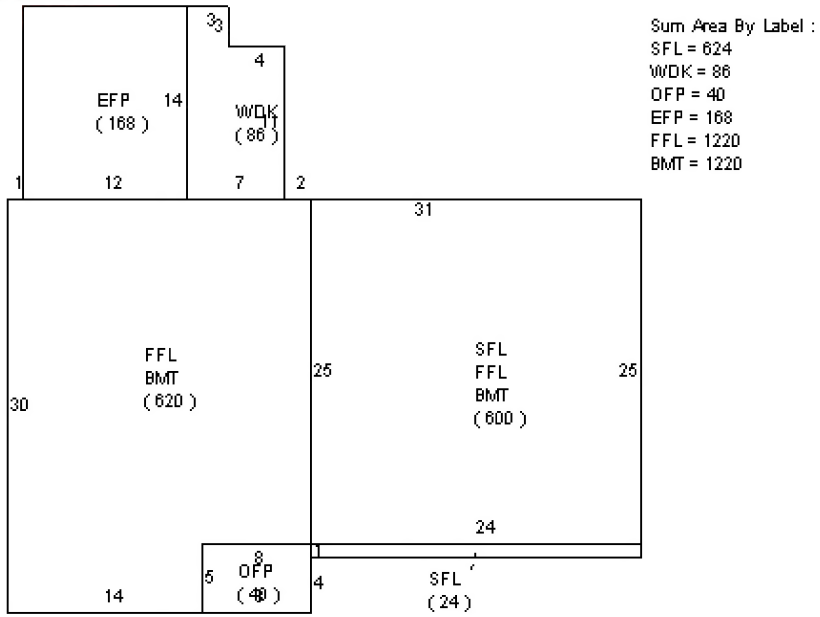
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	156.19
Special Features:	0	Val/Su Net:	141.57
Final Total:	475400	Val/Su SzAd	257.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,220	80.590	98,325
FFL	First Floor	1,220	156.190	190,552
SFL	Second Floor	624	156.190	97,463
EFP	Enclos Porch	168	44.500	7,476
WDK	Deck	86	16.400	1,410
OFP	Open Porch	40	45.090	1,803

Net Sketched Area:	3,358			Total:	397,029
Size Ad	1844	Gross Are	3358	FinArea	2576

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0006-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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